



## Arlington Zoning Board of Appeals

**Date:** Tuesday, April 25, 2023  
**Time:** 7:30 PM  
**Location:** Conducted by remote participation  
**Additional Details:**

### **Agenda Items**

#### **Administrative Items**

1. **Remote Participation**

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20 relating to the COVID-19 emergency, the Arlington Zoning Board of Appeals meetings shall be physically closed to the public to avoid group congregation until further notice. The meeting shall instead be held virtually using Zoom.

Please read Governor Baker's Executive Order Suspending Certain Provision of Open Meeting Law for more information regarding virtual public hearings and meetings: <https://www.mass.gov/doc/open-meeting-law-order-march-12-2020/download>

You are invited to a Zoom meeting.

When: Apr 25, 2023 07:30 PM Eastern Time (US and Canada)

Register in advance for this meeting:

<https://town-arlington-ma-us.zoom.us/joining/register/tZEpdurqzlvHNLafjYK8T6JvqSYs79qlu7D>

After registering, you will receive a confirmation email containing information about joining the meeting.

#### **Hearings**

2. **#3744 15 Grandview Road**
3. **#3744 21 Oakledge Street**
4. **#3745 106 Varnum Street**
5. **#3746 25 Teel Street**

#### **Meeting Adjourn**



## **Town of Arlington, Massachusetts**

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### **Remote Participation**

#### **Summary:**

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20 relating to the COVID-19 emergency, the Arlington Zoning Board of Appeals meetings shall be physically closed to the public to avoid group congregation until further notice. The meeting shall instead be held virtually using Zoom.

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## Town of Arlington, Massachusetts

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### #3744 15 Grandview Road

#### ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	#3743_15_Grandview_Road.pdf	Docket #3743 15 Grandview Road
▢ Reference Material	#3743_15_Grand_View_legal_notice.pdf	Docket # 3743 15 Grandview legal notice

REQUEST FOR SPECIAL PERMIT

TOWN OF ARLINGTON

15 Grandview Road - covered front porch

In the matter of the Application of \_\_\_\_\_  
to the Zoning Board of Appeals for the Town of Arlington:

Application for a Special Permit is herewith made, in accordance with Section 3.3 of the Zoning Bylaw of the Town of Arlington, Massachusetts, seeking relief from the following specific provisions of the Zoning Bylaw, and as described fully in the attached form, *Special Permit Criteria*:

Renovate existing uncovered front porch to approx. 10'7" wide x 3'6" deep  
covered front porch. No side set back changes. Renovated front porch has  
front set back of 21.7' instead of required 25'. Existing porch is same depth but was  
not as wide and not covered/with roof.

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at  
15 Grandview Road with respect to such relief is sought; that no unfavorable action  
has been taken by the Zoning Board of Appeals upon a similar petition regarding this property within  
the two (2) years next immediately prior to the filing hereof. The applicant expressly agrees to full  
compliance with any and all conditions and qualifications imposed upon this permission, whether by  
the Zoning Bylaw or by the Zoning Board of Appeals, should the same be granted. The Applicant  
represents that the grounds for the relief sought are as follows:

Added curb appeal and functional use of front porch during inclement  
weather.

tjbaxter2566@gmail.com

E-Mail: jenrenb72@gmail.com Signed: Thomas Baxter Date: 2/6/23

Telephone: 617-974-6215 Address: 15 Grandview Road, Arlington, MA



**REQUEST FOR SPECIAL PERMIT**

**TOWN OF ARLINGTON**

In the matter of the Application of 15 Grandview Road - covered front porch  
to the Zoning Board of Appeals for the Town of Arlington:

Application for a Special Permit is herewith made, in accordance with Section 3.3 of the Zoning Bylaw of the Town of Arlington, Massachusetts, seeking relief from the following specific provisions of the Zoning Bylaw, and as described fully in the attached form, *Special Permit Criteria*:

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not as wide and not covered/with roof.

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 15 Grandview Road with respect to such relief is sought; that no unfavorable action has been taken by the Zoning Board of Appeals upon a similar petition regarding this property within the two (2) years next immediately prior to the filing hereof. The applicant expressly agrees to full compliance with any and all conditions and qualifications imposed upon this permission, whether by the Zoning Bylaw or by the Zoning Board of Appeals, should the same be granted. The Applicant represents that the grounds for the relief sought are as follows:

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E-Mail: jenrenb72@gmail.com Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Telephone: 617-974-6215 Address: 15 Grandview Road, Arlington, MA

INSPECTION SERVICES  
MRB 07/28/2020

**Special Permit Criteria:** Per Section 3.3.3 of the Zoning Bylaw, a Special Permit shall only be granted upon the Board's determination that the benefits of the proposed project will outweigh its adverse effects. The responses provided below will inform the Board as to whether the standards for approval have been met.

A). Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw.

Residential Single Family detached dwelling  
(ARTS 81, 87, ATM 4/80 1.01)  
Special Permit with regard to front yards greater than  
the minimum required - Zoning District R1

B). Explain why the requested use is essential or desirable to the public convenience or welfare.

Porch with roof as proposed will provide a  
porch protected from snow, sleet and rain improving  
safety - Design provides more esthetically pleasing curb  
appeal to neighborhood

C). Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

New Porch projects 3'5" from existing house  
which currently has a 25' setback. With new  
covered porch, New setback will be 21'7"

D). Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.

New Porch will provide minimal additional water  
collection. Will provide protection from elements

E). Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.  
Plot plan attached with new setbacks.

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F). Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.  
Front porch will now be covered and 21.7' from the street and will cause little or no impact on neighborhood other than improve esthetics and protect porch from elements.

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G). Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.  
New covered porch will not cause an ecess of use of the front new set backs as it only projects out same distance as existing uncovered porch.

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**TOWN OF ARLINGTON**  
Dimensional and Parking Information  
For Applications to the Zoning Board of Appeals

1. Property Location: 15 Grand View Road, Arlington Zoning District: R1

2. Present Use/Occupancy: Residential Property No. of dwelling units 1

3. Existing Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):  
1504 Sq. Ft.

4. Proposed Use/Occupancy: Residential Property No. of dwelling units 1

5. Proposed Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):  
\_\_\_\_\_ Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	6200	6200	min.
7. Frontage (Ft.)	25.2'	21.7'	min. 25'
8. Floor area ratio			max.
9. Lot Coverage ( %)	15.5%	15.6%	max 35%
10. Lot Area per Dwelling Unit (Sq. Ft.)	1504		min.
11. Front Yard Depth (Ft.)	25.2'	21.7'	min.
12. Left Side Yard Depth (Ft.)	12.8'	12.8'	min.
13. Right Side Yard Depth (Ft.)	16.6'	16.6'	min.
14. Rear Yard Depth (Ft.)	24.3'	24.3'	min. 20'
15. Height (Stories)	2	2	max.
16. Height (Ft.)	24'	24'	max.
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	4696	4696	
17A. Landscaped Open Space (% of GFA)	36.5%	36.4%	min. 10%
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	30.9%	30.8%	
18A. Usable Open Space (% of GFA)	30.9%	30.8%	min. 30%
19. Number of Parking Spaces	3	3	min.
20. Parking area setbacks (if applicable)	N/A	N/A	min.
21. Number of Loading Spaces (if applicable)	N/A	N/A	min.
22. Type of construction	Wood	Wood	N/A
23. Slope of proposed roof(s) (in. per ft.)	5 Pitch	5 Pitch	min.

**TOWN OF ARLINGTON**  
Open Space / Gross Floor Area Information  
For Applications to the Zoning Board of Appeals

Refer to Section 2: *Definitions*, and Section 5: *District Regulations* in the Zoning Bylaw of the Town of Arlington before completing this form.

Address: 15 Grand View Road, Arlington      Zoning District: R1

<b><u>OPEN SPACE*</u></b>	<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>
Total lot area	<u>6200</u>	<u>6200</u>
Open Space, Usable	<u>30.9%</u>	<u>30.8%</u>
Open Space, Landscaped	<u>4696</u>	<u>4696</u>

\* Refer to the Definitions in Section 2 of the Zoning Bylaw.

<b><u>GROSS FLOOR AREA (GFA) †</u></b>		
Accessory Building	<u>                    </u>	<u>                    </u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>                    </u>	<u>                    </u>
1 <sup>st</sup> Floor	<u>675</u>	<u>675</u>
2 <sup>nd</sup> Floor	<u>342</u>	<u>342</u>
3 <sup>rd</sup> Floor	<u>                    </u>	<u>                    </u>
4 <sup>th</sup> Floor	<u>                    </u>	<u>                    </u>
5 <sup>th</sup> Floor	<u>                    </u>	<u>                    </u>
Attic (greater than 7'-0" in height, excluding elevator machinery; or mechanical equipment)	<u>                    </u>	<u>                    </u>
Parking garages (except as used for accessory parking or off-street loading purposes)	<u>                    </u>	<u>                    </u>
All weather habitable porches and balconies	<u>                    </u>	<u>37.1</u>
<b>Total Gross Floor Area (GFA)</b>	<b><u>1504</u></b>	<b><u>1504</u></b>

† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.

<b><u>REQUIRED MINIMUM OPEN SPACE AREA</u></b>		
Landscaped Open Space (Sq. Ft.)	<u>4696</u>	<u>4696</u>
Landscaped Open Space (% of GFA)	<u>36.5%</u>	<u>36.4%</u>
Usable Open Space (Sq. Ft.)	<u>30.9%</u>	<u>30.8%</u>
Usable Open Space (% of GFA)	<u>30.9%</u>	<u>30.8%</u>

This worksheet applies to plans dated 01/23/2023 designed by C. Sweeney Design



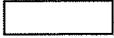
Reviewed with Building Inspector: \_\_\_\_\_ Date: \_\_\_\_\_




C SWEENEY DESIGN  
28 GRANDVIEW RD  
ARLINGTON, MA 02476  
CAITLIN.SWEENEY@GMAIL.COM

**WALL FRAMING:**  
2X6 16"O.C. W/  
1/2" SHEATHING, typ  
SIDING TO MATCH EXISTING

NOTE: DRAWINGS FOR DESIGN PURPOSES  
CONTRACTOR TO PROVIDE REQUIRED  
STRUCTURAL & FRAMING DETAILS

-  EXISTING WALL
-  DEMOLISHED WALL
-  NEW WALL

 EXISTING DOOR

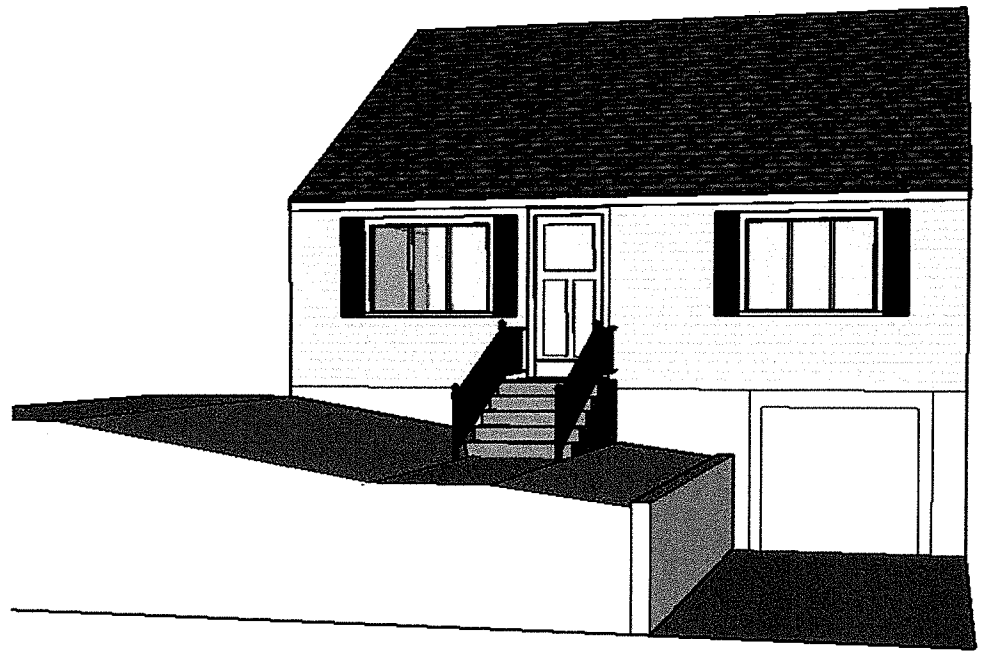
 NEW DOOR

CONTENTS	
A01-	EXISTING
A02-	OPT 1
A03 -	OPT 2
A04 -	DETAILS

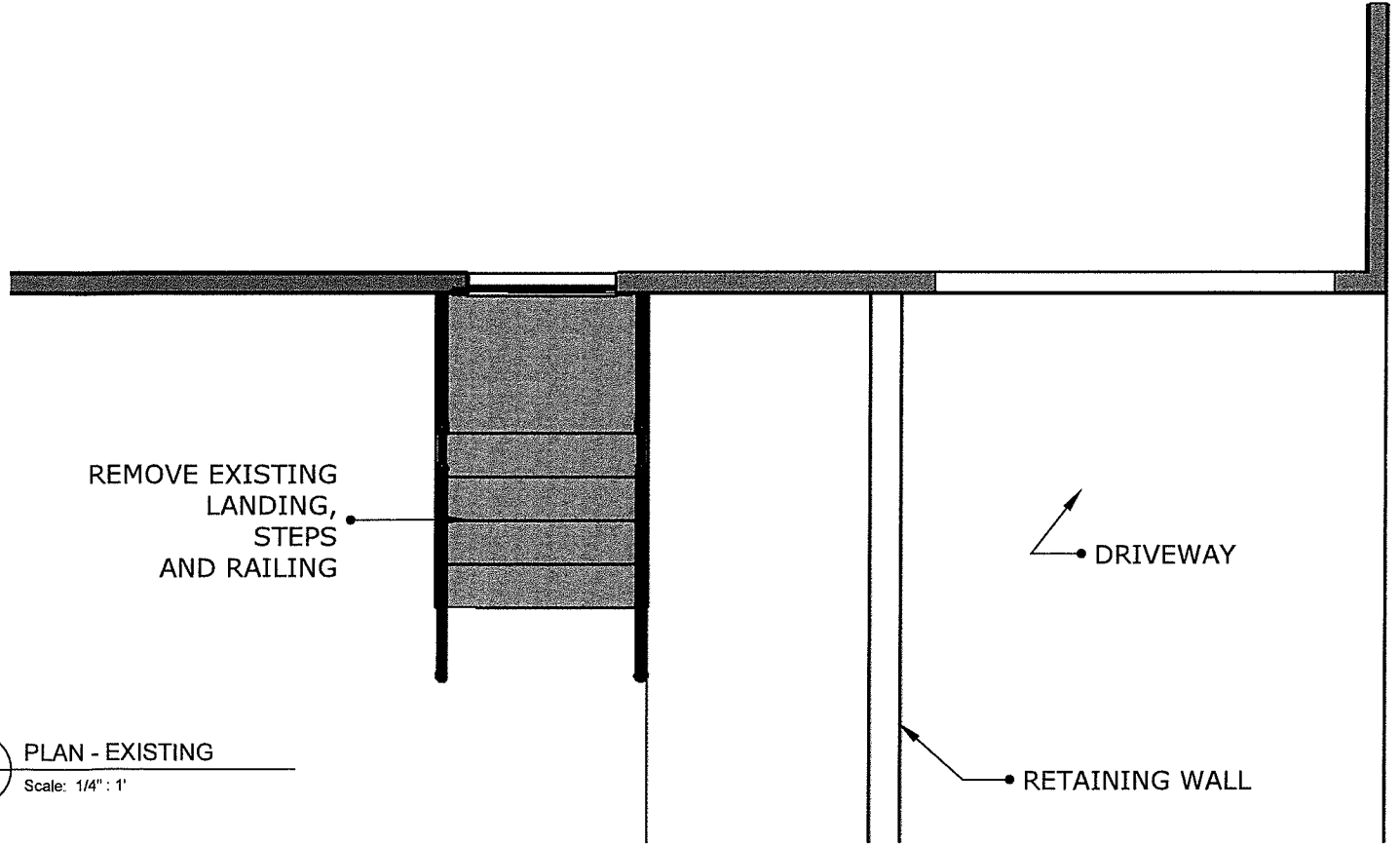
UPDATED 1/23/23



2 ELEV - EXISTING  
Scale: 1/4" : 1'



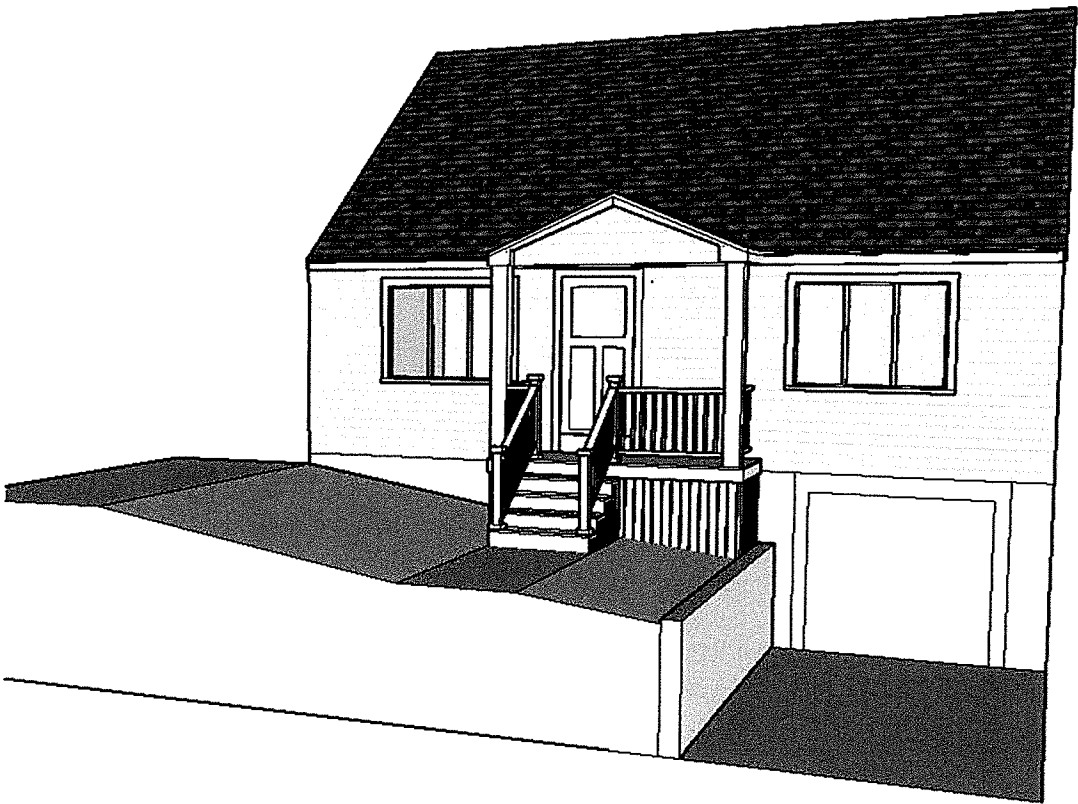
3D VIEW



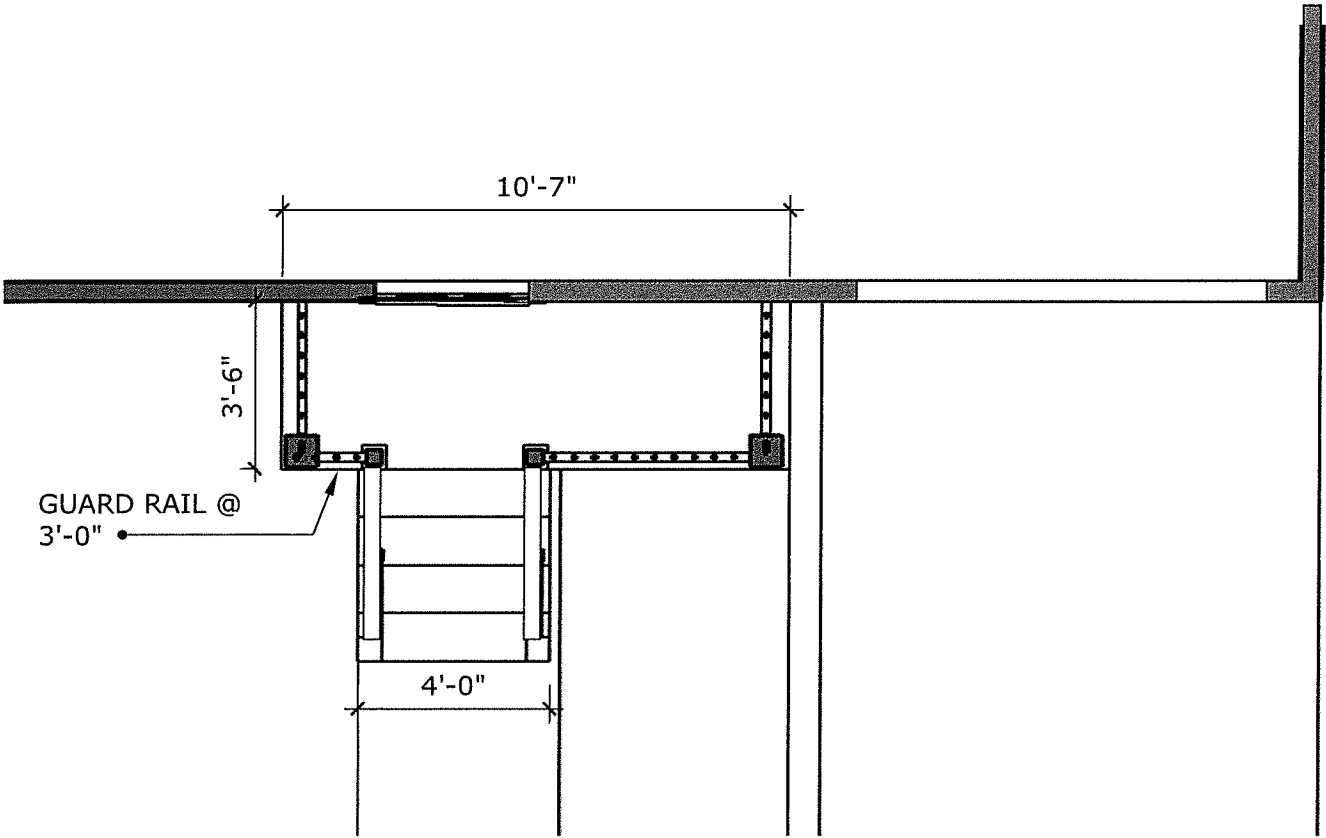
1 PLAN - EXISTING  
Scale: 1/4" : 1'



2 ELEV - OPT 2  
Scale: 1/4" : 1'

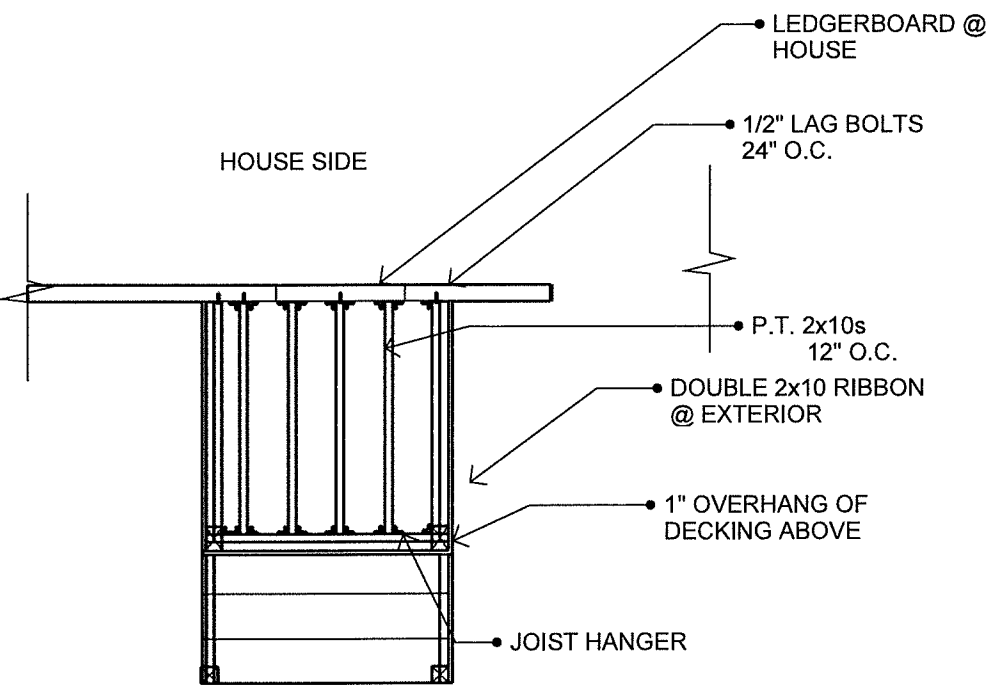


3D VIEW

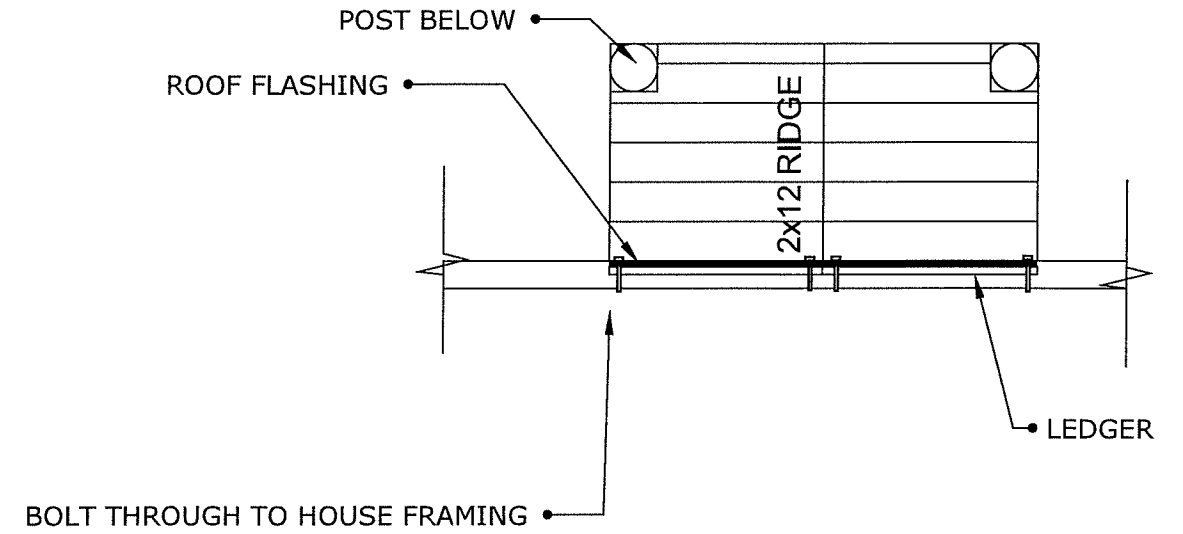


1 PLAN - OPT 2 12 of 45  
Scale: 1/4" : 1'

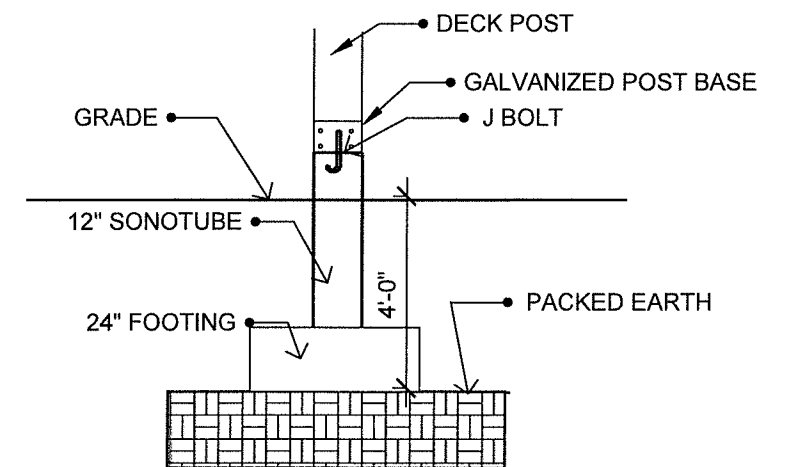




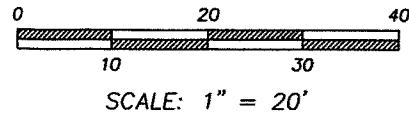
03 DECK FRAMING  
Scale: 1/4" = 1'-0"



02 ROOFING PLAN  
Scale: 1/4" = 1'



01 SECTION - FOOTING  
Scale: 3/4" = 1'



ZONE: R1

	REQUIRED	EXISTING	PROPOSED
FRONT YARD	25'	25.2'	21.7'
SIDE YARD	10'	12.8'	12.8'
REAR YARD	20'	24.3'	24.3'
LANDSCAPE OPEN SPACE	10%	36.5%	36.4%
USABLE OPEN SPACE	30%	30.9%	30.8%
MAX LOT COVERAGE	35%	15.5%	15.6%

NOTE: LOCATION OF FENCES SHOWN ARE APPROXIMATE AND FOR AESTHETIC PURPOSES ONLY. A DETAILED LOCATION WOULD BE REQUIRED FOR THE EXACT LOCATION.

CURRENT OWNER: THOMAS J & JENNIFER R BAXTER

TITLE REFERENCE: BK 61697 PG 197

PLAN REFERENCE: BK 7584 PG 100

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

TO: THOMAS J & JENNIFER R BAXTER

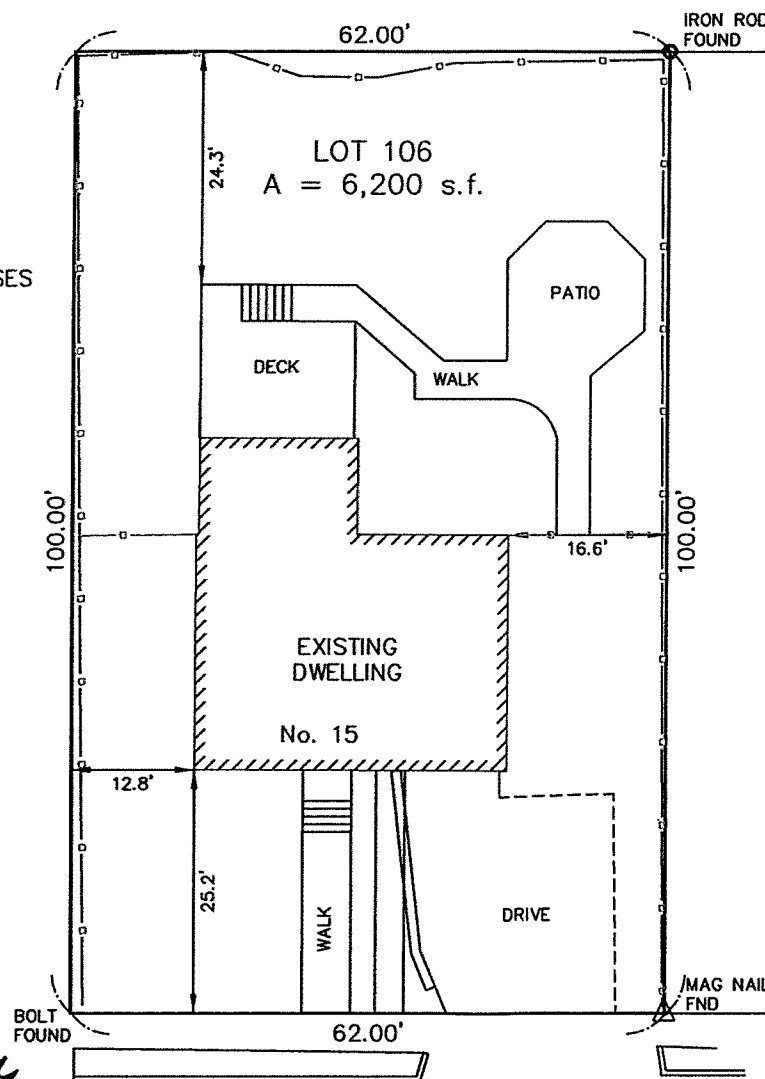
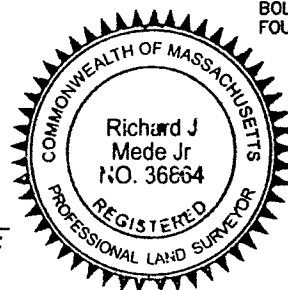
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THE FIELD WORK WAS COMPLETED ON: JANUARY 11, 2023  
DATE OF PLAN: JANUARY 12, 2023

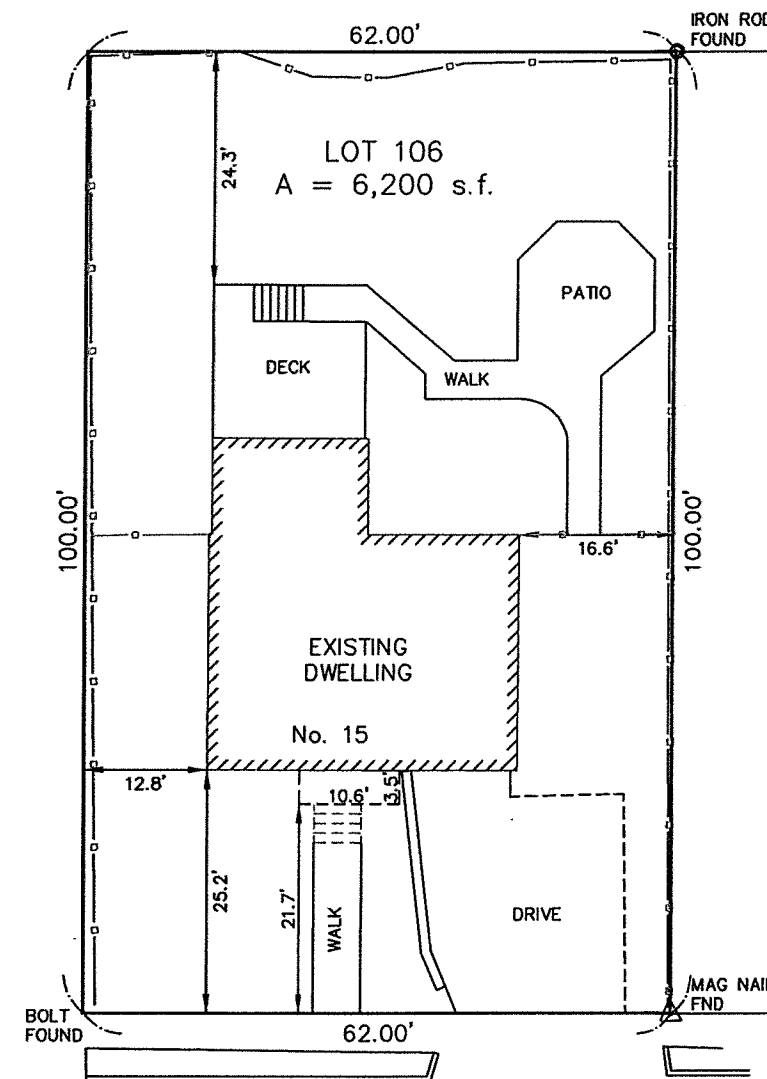
  
RICHARD J. MEDE, JR. P.L.S.

01/12/2023

DATE:



GRANDVIEW ROAD



GRANDVIEW ROAD

CERTIFIED PLOT PLAN  
15 GRANDVIEW ROAD  
ARLINGTON, MA.  
(MIDDLESEX COUNTY)

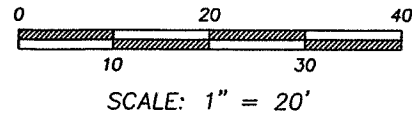
PREPARED BY:



PREPARED FOR:

VILLANDRY CONSTRUCTION

DRAWN	CHECKED	FILE No.
CAV	RJM	21844



ZONE: R1

	REQUIRED	EXISTING	PROPOSED
FRONT YARD	25'	25.2'	21.7'
SIDE YARD	10'	12.8'	12.8'
REAR YARD	20'	24.3'	24.3'
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TO: THOMAS J & JENNIFER R BAXTER

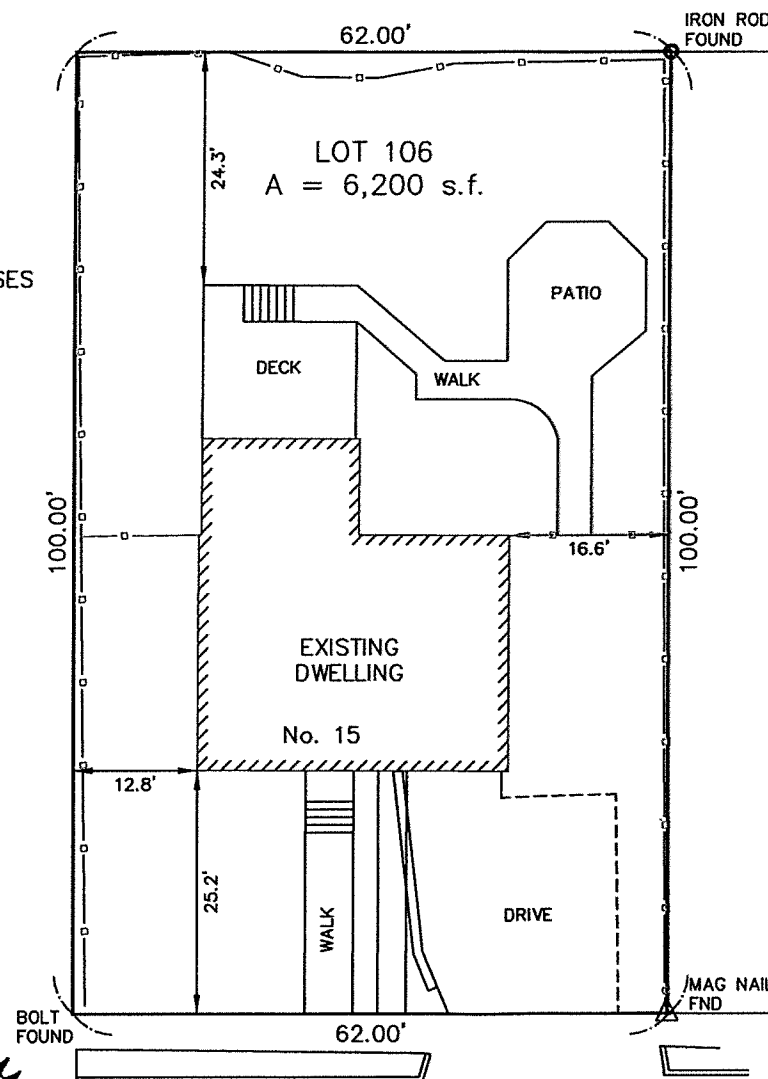
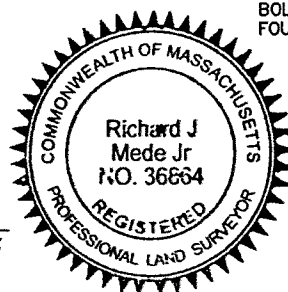
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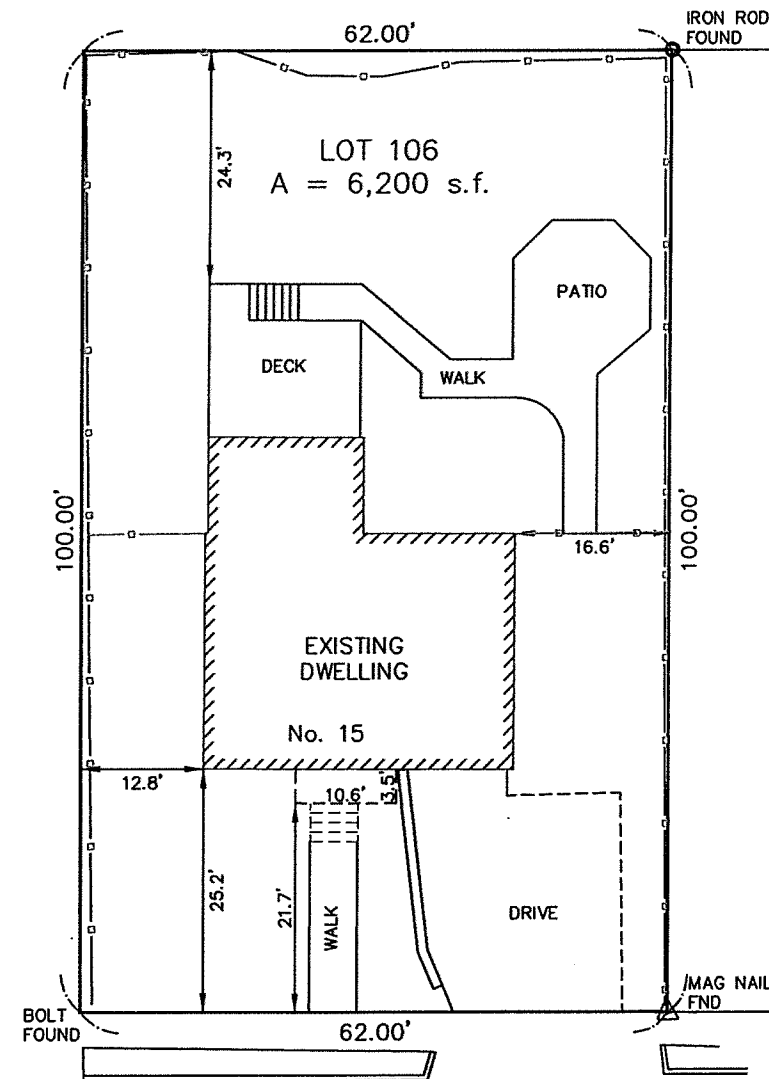
  
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01/12/2023

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15 GRANDVIEW ROAD  
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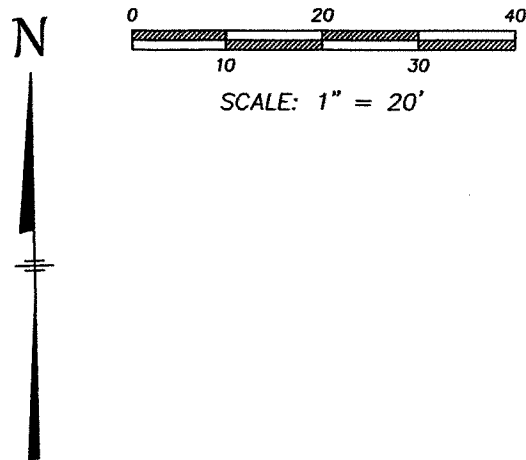
PREPARED BY:



PREPARED FOR:

VILLANDRY CONSTRUCTION

DRAWN	CHECKED	FILE No.
CAV	RJM	21844



ZONE: R1

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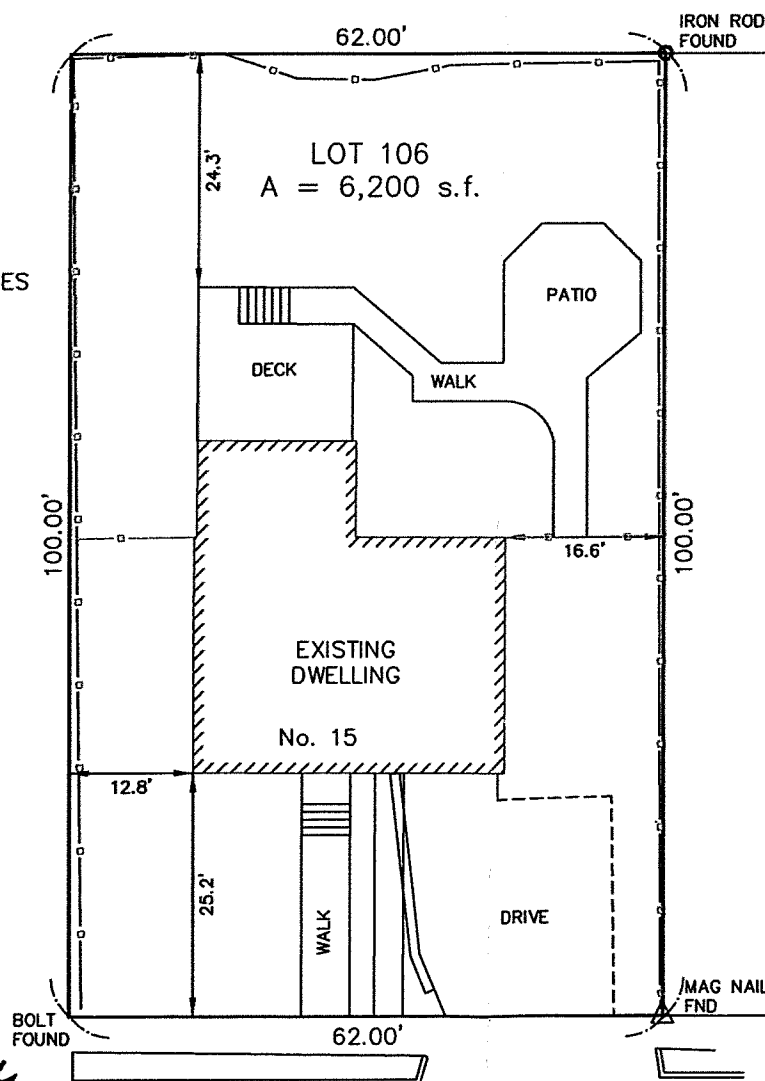
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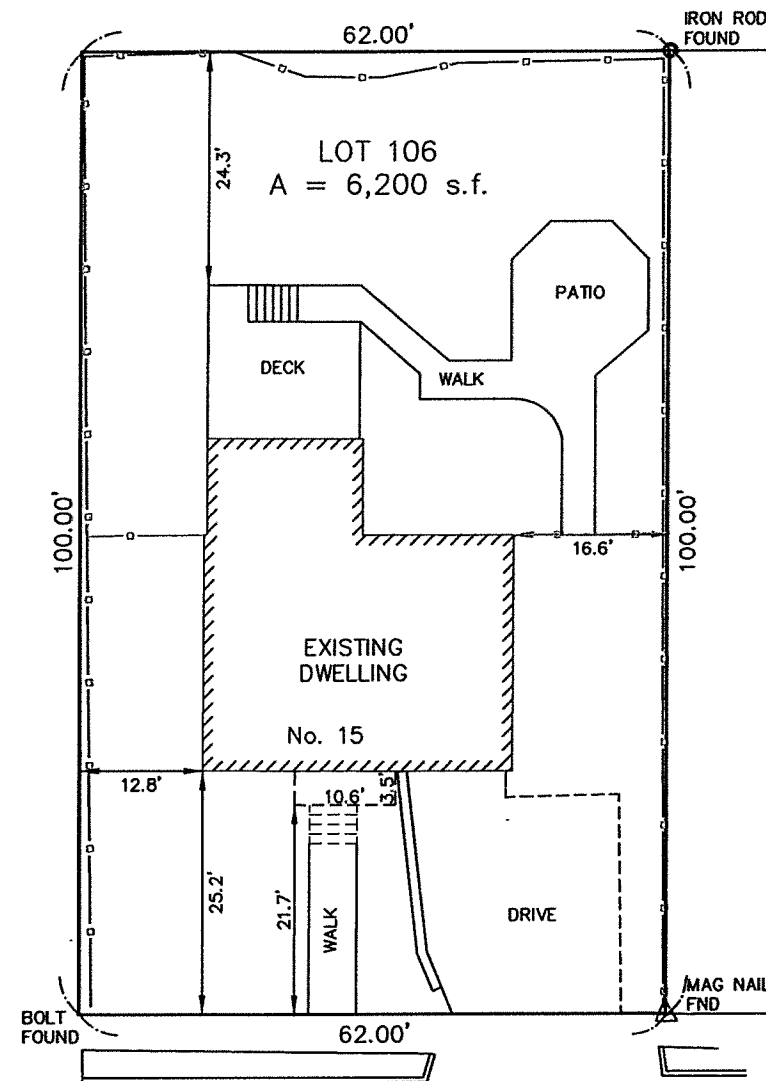
  
RICHARD J. MEDE, JR. P.L.S.

01/12/2023

DATE:



GRANDVIEW ROAD



GRANDVIEW ROAD

CERTIFIED PLOT PLAN  
15 GRAND VIEW ROAD  
ARLINGTON, MA.  
(MIDDLESEX COUNTY)

PREPARED BY:



PREPARED FOR:

VILLANDRY CONSTRUCTION

DRAWN	CHECKED	FILE No.
CAV	RJM	21844



Town of Arlington  
Zoning Board of Appeals  
23 Maple Street  
Arlington, Massachusetts 02476  
781-316-3396  
[www.arlingtonma.gov](http://www.arlingtonma.gov)

## LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.3A of the Zoning Bylaws that there has been filed by **Thomas Baxter and Jennifer Baxter** of Arlington, MA. On February 22, 2023 a petition seeking permission to alter their property located at **15 Grand View Road - Block Plan 150.0-0006-0010B** said petition would require a Special Permit under **Section 5.3.9A and Section 5.3.9D** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening at 7:30 P.M on April 25, 2023 as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:**  
<https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-calendar> and choose the date of the meeting you wish to attend.

**For documentation relating to this petition, visit the ZBA website 48 hours prior to the hearing at** <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes>

**DOCKET NO 3743**

Zoning Board of Appeals  
Christian Klein, RA, Chair

Please direct any questions to: **ZBA@town.arlington.ma.us**



## Town of Arlington, Massachusetts

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### #3744 21 Oakledge Street

#### ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	Docket_#3744_21_Oakledge.pdf	ZBA Packet #3744 21 Oakledge
▢ Reference Material	#3744_21_oakledge_street_legal_notice.pdf	#3744 21 Oakledge legal notice

**REQUEST FOR VARIANCE**  
**TOWN OF ARLINGTON**

In the matter of the Application of \_\_\_\_\_  
to the Zoning Board of Appeals for the Town of Arlington:

Application for a Variance is herewith made, in accordance with Section 3.2 of the Zoning Bylaw of the Town of Arlington, Massachusetts seeking relief from the following specific provisions of the Zoning Bylaw, and as described more fully in the attached form, *Variance Criteria*:

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The Petitioner/Applicant states he/she/they is/are the owner-occupant of the land in Arlington located at \_\_\_\_\_ with respect to such relief is sought; that no unfavorable action has been taken by the Zoning Board of Appeals upon a similar petition regarding this property within the two (2) years next immediately prior to the filing hereof. The applicant expressly agrees to full compliance with any and all conditions and qualifications imposed upon this permission, whether by the Zoning Bylaw or by the Zoning Board of Appeals, should the same be granted. The Applicant represents that the grounds for the relief sought are as follows:

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E- Mail: \_\_\_\_\_ Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Address: \_\_\_\_\_

## Variance Criteria:

The power of the Board of Appeals to grant a Variance from the literal application of the Zoning Bylaw is strictly limited by State Law. Under MGL, Chapter 40a, Section 10, the Board of Appeals must “specifically find” for a particular piece of land or a specific structure that “owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of the ... by-law would involve substantial hardship, financial or otherwise, to the petitioner ... , and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or bylaw.” (emphasis added.)

Thus, Under State Law, a Variance may only be granted when **all of the four (4) following criteria are met:**

1). Describe the circumstances relating to the soil conditions, shape, or topography especially affecting such land or structures but not affecting generally the Zoning District in which it is located that would substantiate the granting of a Variance.

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2). Describe how a literal enforcement of the provisions of the Zoning Bylaw, specifically relating to the circumstances affecting the land or structure noted above, would involve substantial hardship, financial or otherwise, to the Petitioner or Appellant.

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3). Describe how desirable relief may be granted without substantial detriment to the public good.

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4). Describe how desirable relief may be granted ... without nullifying or substantially derogating from the intent or purpose of the Zoning Bylaw of the Town of Arlington, Massachusetts.

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State Law (MGL Chapter 40a, Section 10) requires that the Zoning Board of Appeals must find that all four (4) criteria are met in order to be authorized to grant a Variance. If any one of the standards is not met, the Board must deny the Variance.

**TOWN OF ARLINGTON**  
 Dimensional and Parking Information  
 For Applications to the Zoning Board of Appeals

1. Property Location: \_\_\_\_\_ Zoning District: \_\_\_\_\_

2. Present Use/Occupancy: \_\_\_\_\_ No. of dwelling units \_\_\_\_\_

3. Existing Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):  
 \_\_\_\_\_ Sq. Ft.

4. Proposed Use/Occupancy: \_\_\_\_\_ No. of dwelling units \_\_\_\_\_

5. Proposed Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):  
 \_\_\_\_\_ Sq. Ft.

- 6. Lot size (Sq. Ft.)
- 7. Frontage (Ft.)
- 8. Floor area ratio
- 9. Lot Coverage ( %)
- 10. Lot Area per Dwelling Unit (Sq. Ft.)
- 11. Front Yard Depth (Ft.)
- 12. Left Side Yard Depth (Ft.)
- 13. Right Side Yard Depth (Ft.)
- 14. Rear Yard Depth (Ft.)
- 15. Height (Stories)
- 16. Height (Ft.)
- 17. Landscaped Open Space (Sq. Ft.)  
Refer to Section 2 in the Zoning Bylaw.
- 17A. Landscaped Open Space (% of GFA)
- 18. Usable Open Space (Sq. Ft.)  
Refer to Section 2 in the Zoning Bylaw.
- 18A. Usable Open Space (% of GFA)
- 19. Number of Parking Spaces
- 20. Parking area setbacks (if applicable)
- 21. Number of Loading Spaces (if applicable)
- 22. Type of construction
- 23. Slope of proposed roof(s) (in. per ft.)

Present Conditions	Proposed Conditions	Min. or max Required by Zoning
		min.
		min.
		max.
		max
		min.
		min.
		min.
		min.
		max.
		max.
		min.
		min.
		min.
		min.
		N/A
		min.

**TOWN OF ARLINGTON**  
Open Space / Gross Floor Area Information  
For Applications to the Zoning Board of Appeals

Refer to Section 2: *Definitions*, and Section 5: *District Regulations* in the Zoning Bylaw of the Town of Arlington before completing this form.

**Address:** \_\_\_\_\_

**Zoning District:** \_\_\_\_\_

**OPEN SPACE\***

**EXISTING**

**PROPOSED**

Total lot area

\_\_\_\_\_

\_\_\_\_\_

Open Space, Usable

\_\_\_\_\_

\_\_\_\_\_

Open Space, Landscaped

\_\_\_\_\_

\_\_\_\_\_

\* Refer to the Definitions in Section 2 of the Zoning Bylaw.

**GROSS FLOOR AREA (GFA) †**

Accessory Building

\_\_\_\_\_

\_\_\_\_\_

Basement or Cellar (meeting the definition of Story,  
excluding mechanical use areas)

\_\_\_\_\_

\_\_\_\_\_

1<sup>st</sup> Floor

\_\_\_\_\_

\_\_\_\_\_

2<sup>nd</sup> Floor

\_\_\_\_\_

\_\_\_\_\_

3<sup>rd</sup> Floor

\_\_\_\_\_

\_\_\_\_\_

4<sup>th</sup> Floor

\_\_\_\_\_

\_\_\_\_\_

5<sup>th</sup> Floor

\_\_\_\_\_

\_\_\_\_\_

Attic (greater than 7'-0" in height, excluding  
elevator machinery, or mechanical equipment)

\_\_\_\_\_

\_\_\_\_\_

Parking garages (except as used for accessory  
parking or off-street loading purposes)

\_\_\_\_\_

\_\_\_\_\_

All weather habitable porches and balconies

\_\_\_\_\_

\_\_\_\_\_

**Total Gross Floor Area (GFA)**

\_\_\_\_\_

\_\_\_\_\_

† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.

**REQUIRED MINIMUM OPEN SPACE AREA**

Landscaped Open Space (Sq. Ft.)

\_\_\_\_\_

\_\_\_\_\_

Landscaped Open Space (% of GFA)

\_\_\_\_\_

\_\_\_\_\_

Usable Open Space (Sq. Ft.)

\_\_\_\_\_

\_\_\_\_\_

Usable Open Space (% of GFA)

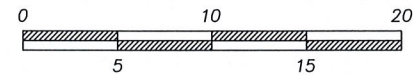
\_\_\_\_\_

\_\_\_\_\_

This worksheet applies to plans dated \_\_\_\_\_ designed by \_\_\_\_\_

Reviewed with Building Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

FILENAME: G:\20374.dwg PLOTTED: 6/11/2020 1:38:51 PM USER: MEDFORD ENGINEERING



SCALE: 1" = 10'

CURRENT ZONE = R1

	REQUIRED	EXISTING	PROPOSED (ADDITION)
FRONT YARD	25'	9.2'	22.9'
SIDE YARD	10'	6.0'	8.7'
REAR YARD	12'	15.7'	15.0'
LANDSCAPE AREA %	10% MIN	51.8%	46.2%
LOT COVERAGE %	35% MAX	23.7%	25.4%

CURRENT OWNER: ANTHONY & LILAH BYERS

TITLE REFERENCE: BOOK 64856 PAGE 256

PLAN REFERENCE: BOOK 171 PLAN 27 PT LOT 35

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

**SURVEYOR'S CERTIFICATION:**

TO: LILAH BYERS

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: JANUARY 10, 2019  
DATE OF PLAN: JUNE 11, 2020

  
RICHARD J. MEDE, JR. P.L.S.

06/11/2020

DATE:



AREA = 2,816 S.F. ±

OAKLEDGE STREET

CURB

CURB

S06° 34' 32"W  
49.59'

9.3'  
DRIVEWAY

8.7'

PORCH

EXISTING  
DWELLING  
#21

60.18'  
N90° 00' 00"E

WALL

CHAIN LINK FENCE

48.94'  
N00° 00' 00"E

DASHED BLUE LINE INDICATES EXTENT  
OF SECOND FLOOR ADDITION

N89° 39' 35"W  
54.50'(CALC) 54.54'(DEED)

WOOD FENCE

17'-6"  
(ALIGNS WITH BELOW)

1 STY. ADDITION

4.5'

6.3'

7'-3"

TO BE RAZED

6.3'

4.0'

7'-3"

LANDING

6.3'

10.5'

9.9'

8.7'

22.9'

WALK

WALK

WALL

WALL

WALL

WALL

WALL

WALL

WALL

WALL


WALL

WALL

WALL

03/05/2023 MARK-UP

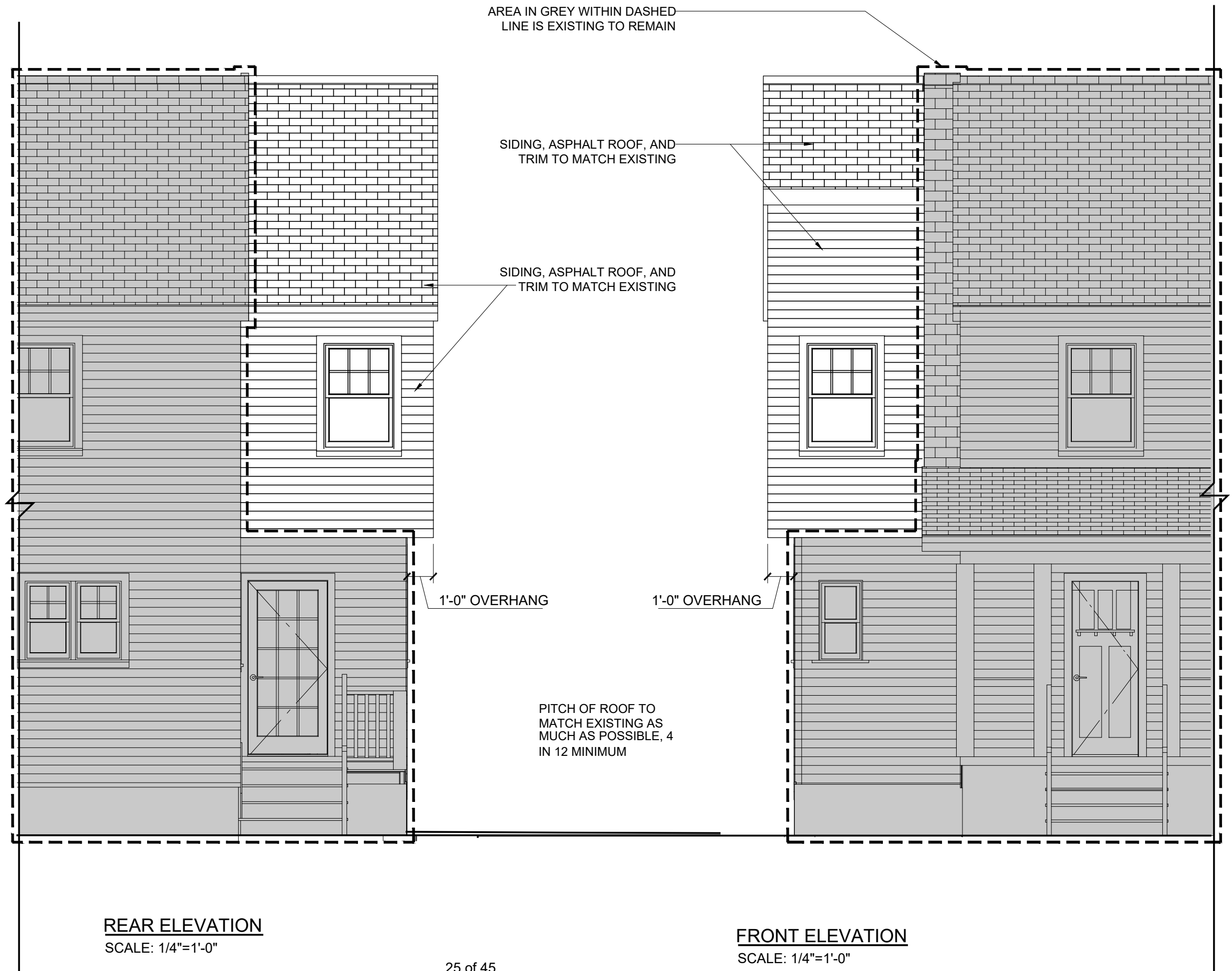
PREPARED BY:

**MEDFORD  
ENGINEERING  
& SURVEY**  
  
ANGELO B. VENEZIANO ASSOCIATES  
15 HALL STREET, MEDFORD, MA 02155  
781-396-4466 fax: 781-396-8052

PREPARED FOR:

LILAH BYERS  
21 OAKLEDGE  
ARLINGTON, MASS. 02474

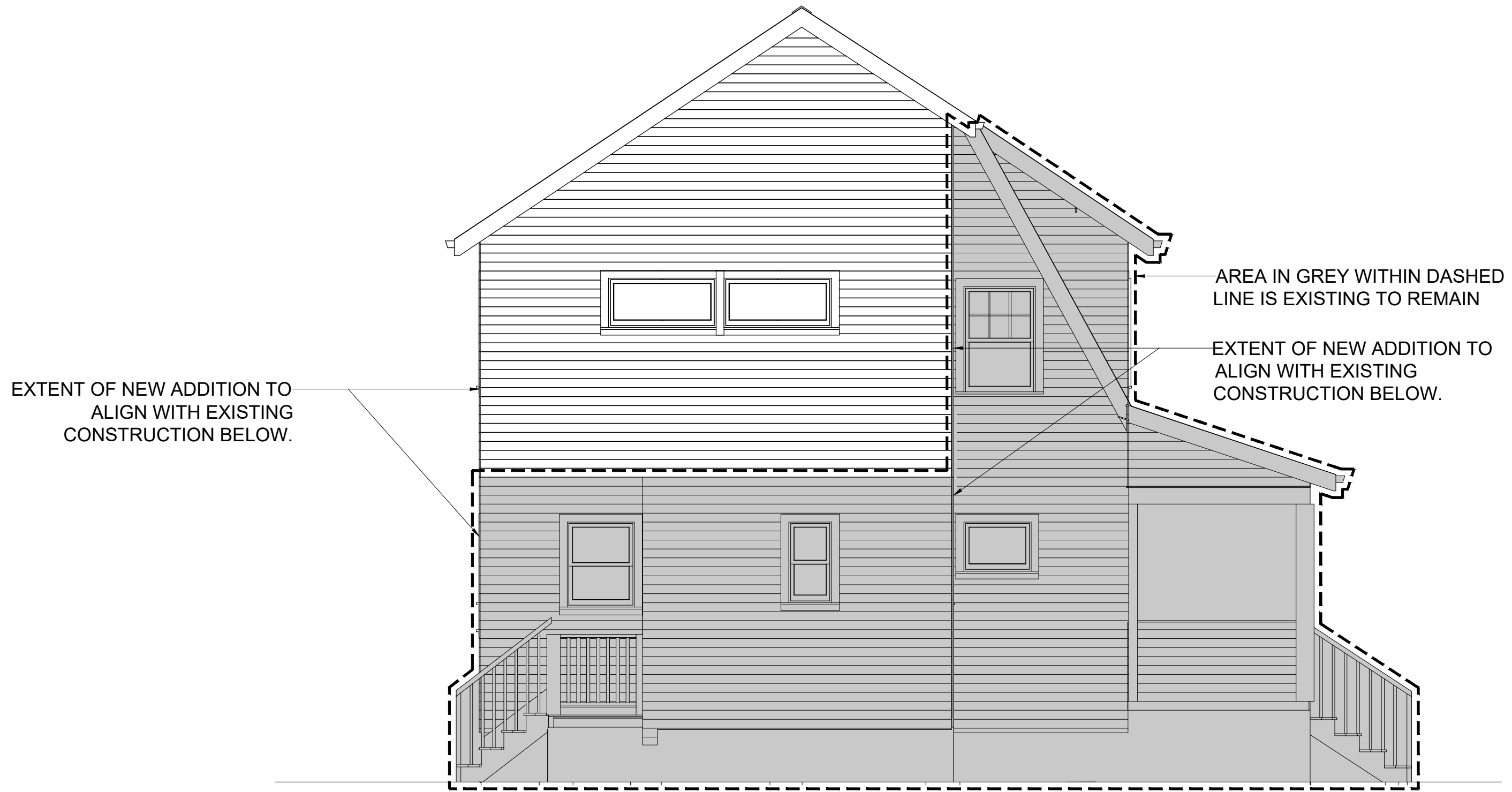
DRAWN	CHECKED	FILE No.
GRA	RJM	20374



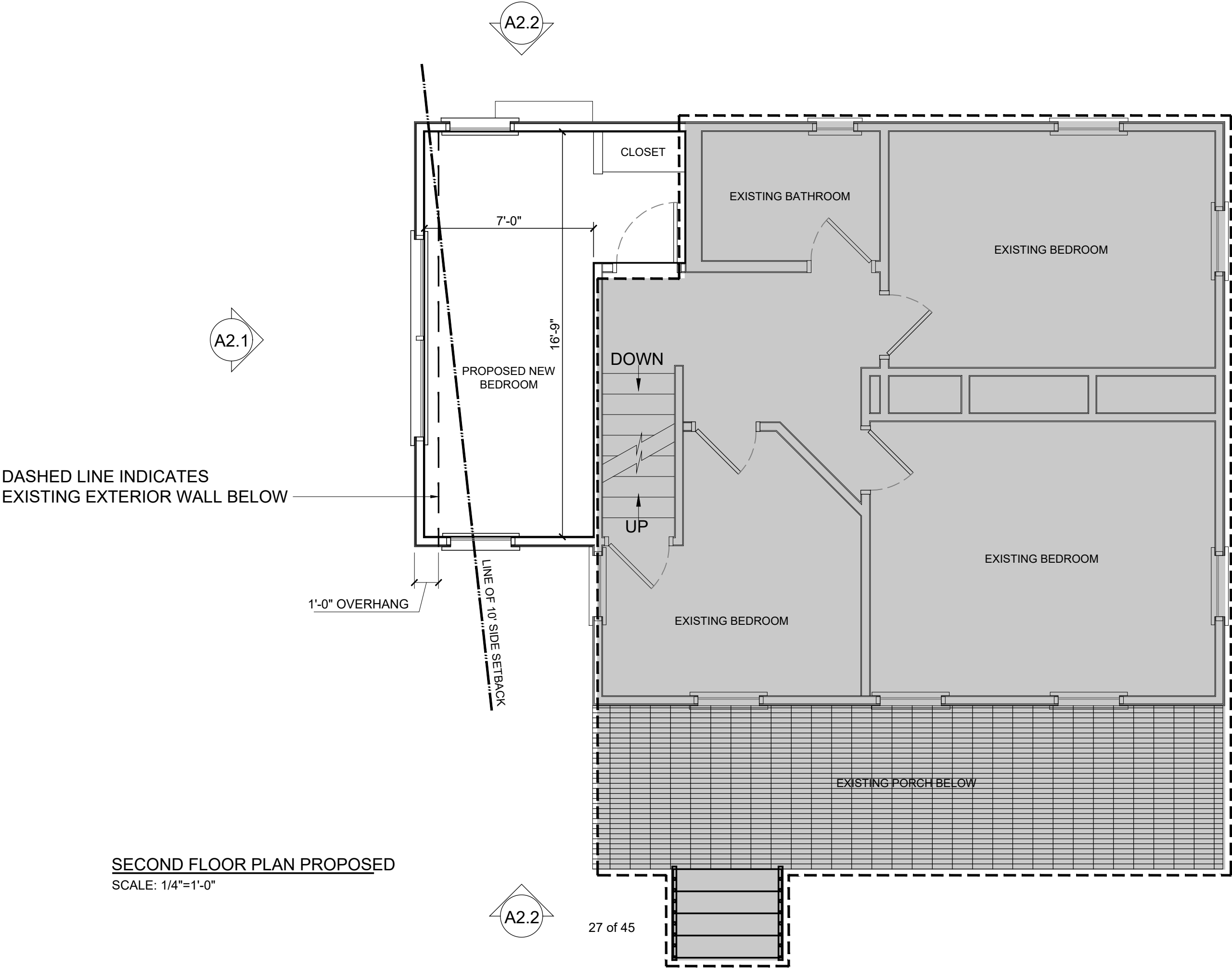
**Byers Residence**  
Oakledge Street, Arlington MA

02/20/2023  
rev 1

ELEVATION



**SIDE ELEVATION**  
 SCALE: 1/4"=1'-0"



SECOND FLOOR PLAN PROPOSED  
SCALE: 1/4"=1'-0"



# 21 Oakledge Street

















# Side additions Arlington









Town of Arlington  
Zoning Board of Appeals  
23 Maple Street  
Arlington, Massachusetts 02476  
781-316-3396  
[www.arlingtonma.gov](http://www.arlingtonma.gov)

### LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.3A of the Zoning Bylaws that there has been filed by **Anthony and Lilah Byers** of Arlington, MA. On March 6, 2023 a petition seeking permission to alter their property located at **21 Oakledge Street - Block Plan 083.0-0007-0034.0** Said petition would require a Special Permit under **Section 5.4.2** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening at 7:30 P.M on April 25, 2023 as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:**  
<https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-calendar> and choose the date of the meeting you wish to attend.

**For documentation relating to this petition, visit the ZBA website 48 hours prior to the hearing at** <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes>

**DOCKET NO 3744**

Zoning Board of Appeals  
Christian Klein, RA, Chair

Please direct any questions to: **ZBA@town.arlington.ma.us**



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## Town of Arlington, Massachusetts

#3745 106 Varnum Street




## Town of Arlington, Massachusetts

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**#3746 25 Teel Street**

**ATTACHMENTS:**

Type	File Name	Description
 Reference Material	#3746_25_Teel_Street.pdf	Docket # 3746 25 Teel Street





TOWN CLERK'S OFFICE  
ARLINGTON, MA 02174

2023 MAR 30 AM 11:33

Town of Arlington  
Zoning Board of Appeals  
23 Maple Street  
Arlington, Massachusetts 02476  
781-316-3396  
[www.arlingtonma.gov](http://www.arlingtonma.gov)

### LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.3A of the Zoning Bylaws that there has been filed by **Carolyn Salvi, Antish Salvi, Rachel Grey** of Arlington, MA. On March 27, 2023 a petition seeking permission to alter their property located at **25 Teel Street - Block Plan 023.0-0003-0020.0** Said petition would require a Special Permit under **Section 5.9.2 B(1)** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening at 7:30 P.M on April 25, 2023 as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:**  
<https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-calendar> and choose the date of the meeting you wish to attend.

**For documentation relating to this petition, visit the ZBA website 48 hours prior to the hearing at** <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes>

**DOCKET NO 3746**

Zoning Board of Appeals  
Christian Klein, RA, Chair

Please direct any questions to: **ZBA@town.arlington.ma.us**

**REQUEST FOR SPECIAL PERMIT**

**TOWN OF ARLINGTON**

In the matter of the Application of Carolyn Salvi, Aatish Salvi and Rachel Grey  
to the Zoning Board of Appeals for the Town of Arlington:

Application for a Special Permit is herewith made, in accordance with Section 3.3 of the Zoning Bylaw of the Town of Arlington, Massachusetts, seeking relief from the following specific provisions of the Zoning Bylaw, and as described fully in the attached form, *Special Permit Criteria*:

\* That a pre-existing, freestanding carriage house in zone R2 may be classified as an ADU despite falling within six feet of a lot line

\* That it may furthermore be classified as an ADU although only two of the three owners are living in the associated two-family house.

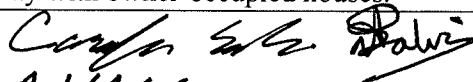

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 25 Teel St with respect to such relief is sought; that no unfavorable action has been taken by the Zoning Board of Appeals upon a similar petition regarding this property within the two (2) years next immediately prior to the filing hereof. The applicant expressly agrees to full compliance with any and all conditions and qualifications imposed upon this permission, whether by the Zoning Bylaw or by the Zoning Board of Appeals, should the same be granted. The Applicant represents that the grounds for the relief sought are as follows:

\* This classification involves no new construction. It will make good use of an existing structure while increasing the diversity of rentable housing options in Arlington.

\* Aatish and Carolyn Salvi are resident year-round in Unit 1 of the two-family house, satisfying the intent of the requirement that ADUs be placed only with owner-occupied houses.

E-Mail: aatish.salvi@gmail.com

Signed:

Date: 3/18/23

Telephone: (617) 702-6816

Address: 25 Teel St #1, Arlington MA

**REQUEST FOR SPECIAL PERMIT**

**TOWN OF ARLINGTON**

In the matter of the Application of Carolyn Salvi, Aatish Salvi and Rachel Grey  
to the Zoning Board of Appeals for the Town of Arlington:

Application for a Special Permit is herewith made, in accordance with Section 3.3 of the Zoning Bylaw of the Town of Arlington, Massachusetts, seeking relief from the following specific provisions of the Zoning Bylaw, and as described fully in the attached form, *Special Permit Criteria*:

\* That a pre-existing, freestanding carriage house in zone R2 may be classified as an ADU despite  
falling within six feet of a lot line

\* That it may furthermore be classified as an ADU although only two of the three owners are  
living in the associated two-family house.

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 25 Teel St with respect to such relief is sought; that no unfavorable action has been taken by the Zoning Board of Appeals upon a similar petition regarding this property within the two (2) years next immediately prior to the filing hereof. The applicant expressly agrees to full compliance with any and all conditions and qualifications imposed upon this permission, whether by the Zoning Bylaw or by the Zoning Board of Appeals, should the same be granted. The Applicant represents that the grounds for the relief sought are as follows:

\* This classification involves no new construction and will make profitable use of an existing  
structure while increasing diversity of housing options in the neighborhood

\* Aatish and Carolyn Salvi are resident year-round in Unit 1 of the two-family house, satisfying the  
intent of the requirement that ADUs be placed only with owner-occupied houses.

E-Mail: \_\_\_\_\_ Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Telephone: \_\_\_\_\_ Address: \_\_\_\_\_

**Special Permit Criteria:** Per Section 3.3.3 of the Zoning Bylaw, a Special Permit shall only be granted upon the Board's determination that the benefits of the proposed project will outweigh its adverse effects. The responses provided below will inform the Board as to whether the standards for approval have been met.

A). Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw.

In the Zoning Bylaw, under "District Regulations" page 5-54, section 5.9.2, this is  
an accessory dwelling unit (ADU) that needs a Special Permit because it falls within 6 feet of a  
lot line (5.9.2, B.1) . In addition only 2 of the property's 3 owners are resident.

B). Explain why the *requested use is essential or desirable to the public convenience or welfare.*

The Town of Arlington voted to allow ADUs in 2021, citing increased diversity of housing options  
available in Arlington and the ability of Arlington residents to increase their income through rent.

C). Explain why *the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

We plan to provide off-street parking for the ADU, although this is not required by the zoning bylaws,  
and do not believe that one more resident on Teel St will add measurably to traffic congestion.

D). Explain why *the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

The ADU will likely have one resident, and its sewer/electric/gas are already connected to the town  
systems. It was rented out by a previous owner with no known difficulties (but not in compliance with  
bylaws). We would like to return the property to residential use, in full compliance this time.

E). Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.

Aatish and Carolyn Salvi are year-round residents of the associated two-family house.

The ADU will be offered only as a long-term rental, with preference given to tenants who can  
commit to 12-month leases.

F). Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

Although the carriage house (proposed ADU) is near a lot line, there is no inhabited structure near it  
in the abutting properties. Normal residential activities there will not be detrimental to anyone.

G). Explain why *the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

Teel St is fairly quiet, and the proposed ADU is most suitable for a single resident. Increase of  
residency and neighborhood use is likely to be minimal.

**TOWN OF ARLINGTON**  
 Dimensional and Parking Information  
 For Applications to the Zoning Board of Appeals

1. Property Location: 25 Teel St Zoning District: R2

2. Present Use/Occupancy: Two-family home No. of dwelling units 2

3. Existing Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):  
4,246 Sq. Ft.

4. Proposed Use/Occupancy: Two-family home plus ADU No. of dwelling units 3

5. Proposed Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):  
5,667 Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	9,138	9,138	min. 6,000 sf
7. Frontage (Ft.)	85'	85'	min. 60'
8. Floor area ratio	0.62	0.62	max. N/A
9. Lot Coverage ( %)	2,333	2,333	max 3,198
10. Lot Area per Dwelling Unit (Sq. Ft.)	4,569	3,046	min.
11. Front Yard Depth (Ft.)	19'-5"	19'-5"	min. 20'
12. Left Side Yard Depth (Ft.)	19'-10"	19'-10"	min. 10', 6' at AB
13. Right Side Yard Depth (Ft.)	6'-5" & 2'-11"	6'-5" & 2'-11"	min. 10', 6' at AB
14. Rear Yard Depth (Ft.)	40'-2" & 2'-11"	40'-2" & 2'-11"	min. 20', 6' at AB
15. Height (Stories)	3	3	max. 2.5
16. Height (Ft.)	+35'-6"	+35'-6'	max. 35'
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	1,511 sf	1,511 sf	
17A. Landscaped Open Space (% of GFA)	26%	26%	min. 10%
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	1,511 sf	1,511 sf	
18A. Usable Open Space (% of GFA)	26%	26%	min. 30%
19. Number of Parking Spaces	4	4	min. 2
20. Parking area setbacks (if applicable)	N/A	N/A	min.
21. Number of Loading Spaces (if applicable)	N/A	N/A	min.
22. Type of construction	N/A	N/A	N/A
23. Slope of proposed roof(s) (in. per ft.)	N/A	N/A	min.

**TOWN OF ARLINGTON**  
Open Space / Gross Floor Area Information  
For Applications to the Zoning Board of Appeals

Refer to Section 2: *Definitions*, and Section 5: *District Regulations* in the Zoning Bylaw of the Town of Arlington before completing this form.

Address: 25 Teel St

Zoning District: R2

**OPEN SPACE\***

	<b>EXISTING</b>	<b>PROPOSED</b>
Total lot area	<u>9,138 sf</u>	<u>9,138 sf</u>
Open Space, Usable	<u>1,511 sf</u>	<u>1,511 sf</u>
Open Space, Landscaped	<u>1,511 sf</u>	<u>1,511 sf</u>

\* Refer to the Definitions in Section 2 of the Zoning Bylaw.

**GROSS FLOOR AREA (GFA) †**

Accessory Building	<u>432 sf</u>	<u>432 sf</u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>0</u>	<u>0</u>
1 <sup>st</sup> Floor	<u>1843</u>	<u>1843</u>
2 <sup>nd</sup> Floor	<u>998</u>	<u>998</u>
3 <sup>rd</sup> Floor	<u>709</u>	<u>709</u>
4 <sup>th</sup> Floor	<u>0</u>	<u>0</u>
5 <sup>th</sup> Floor	<u>0</u>	<u>0</u>
Attic (greater than 7'-0" in height, excluding elevator machinery, or mechanical equipment)	<u>0</u>	<u>0</u>
Parking garages (except as used for accessory parking or off-street loading purposes)	<u>0</u>	<u>0</u>
All weather habitable porches and balconies	<u>0</u>	<u>0</u>
<b>Total Gross Floor Area (GFA)</b>	<b><u>3,982</u></b>	<b><u>3,982</u></b>

† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.

**REQUIRED MINIMUM OPEN SPACE AREA**

Landscaped Open Space (Sq. Ft.)	<u>1,511 sf</u>	<u>1,511 sf</u>
Landscaped Open Space (% of GFA)	<u>26%</u>	<u>26%</u>
Usable Open Space (Sq. Ft.)	<u>1,511 sf</u>	<u>1,511 sf</u>
Usable Open Space (% of GFA)	<u>26%</u>	<u>26%</u>

This worksheet applies to plans dated 03/07/2023 designed by Tim Blanchard, AIA

Reviewed with Building Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

blanchard  
A+D  
ARCHITECTURE + DESIGN

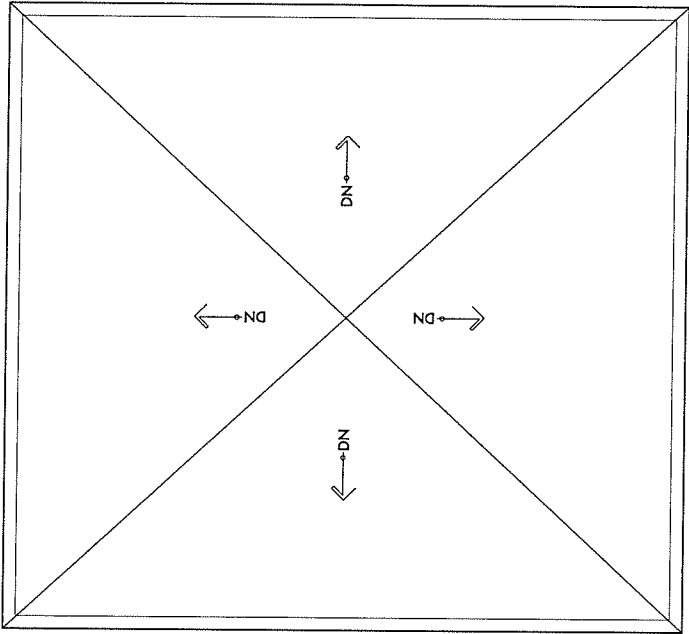
661 MASSACHUSETTS AVENUE  
SUITE 20  
ARLINGTON MA 02476  
TEL: 617-519-5434

SALVI RESIDENCE  
25 TEEL STREET  
ARLINGTON MA

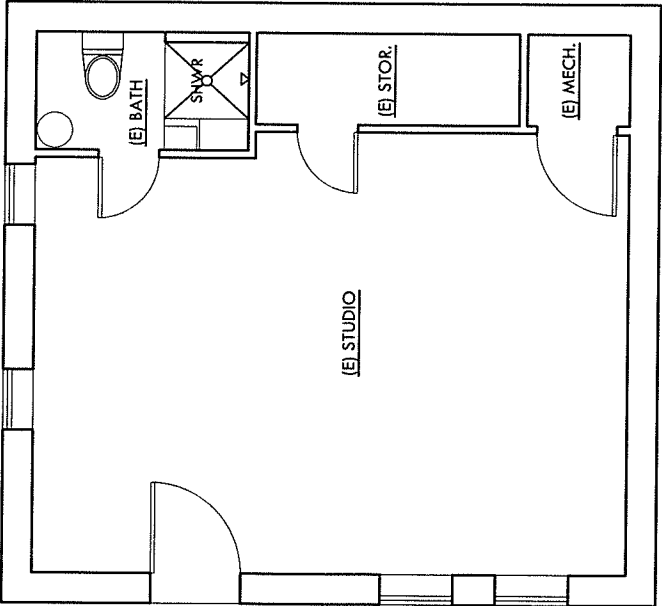
EXISTING CONDITION PLANS

A2.1  
03.08.23

ACCESSORY BUILDING - EXISTING FLOOR PLANS  
1/4" = 1'



EXISTING ROOF PLAN  
1/4" = 1'-0"



EXISTING FLOOR PLAN  
1/4" = 1'-0"



**SALVI  
RESIDENCE**

25 TEEL STREET  
ARLINGTON, MA 02474

PROJECT ADDRESS / APN:  
25 TEEL STREET  
ARLINGTON MA 02474

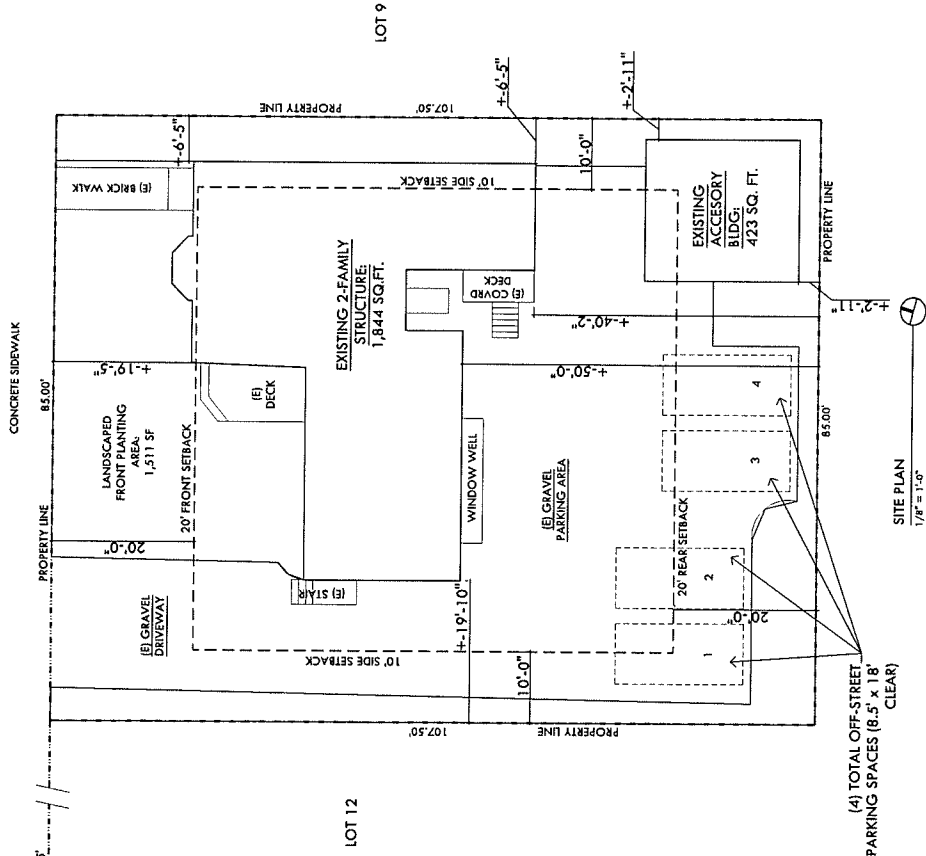
APN: 023.0-0003-0020.0  
AATISH + CAROLYN SALVI  
25 TEEL STREET, UNIT 1  
ARLINGTON MA 02474

blanchard&D, LLC  
461 MASSACHUSETTS AVE.  
SUITE 20  
ARLINGTON MA 02476  
(617) 519-5434

EDGE OF GRANITE CURB

TEEL STREET  
(PUBLIC 40' WIDE)

MASSACHUSETTS AVE.



**PROJECT DESCRIPTION:**

N/A

**PROJECT STATISTICS:**

**LOT AREA:**  
EXISTING LOT COVERAGE: 9,138 SQ. FT. (0.209 ACRES)  
EXISTING STRUCTURE: 1,844 SQ. FT.  
ACCESSORY STRUCTURE: 423 SQ. FT.  
FRONT PORCH AREA: 21 SQ. FT.  
REAR PORCH AREA: 43 SQ. FT.  
**TOTAL LOT EXISTING COVERAGE:** 2,333 SQ. FT. (25.5%)  
**MAX. LOT COVERAGE ALLOWED:** 3,198 SQ. FT. (35% PER R2)

**EXISTING GROSS BUILDING AREA (PER SECTION 4.3.22):**  
EXISTING BASEMENT/CELLAR AREA: 1,847 GROSS SQ. FT.  
EXISTING FIRST FLOOR AREA: 1,843 GROSS SQ. FT.  
EXISTING SECOND FLOOR: 998 GROSS SQ. FT.  
EXISTING THIRD FLOOR: 709 GROSS SQ. FT.  
EXISTING ACCESSORY BUILDING: 423 GROSS SQ. FT.  
**TOTAL EXISTING GROSS AREA:** 5,667 GROSS SQ. FT.  
**EXISTING F.A.R.:** 0.62 (3,974 SQ. FT. / 9,138 SQ. FT.)

ASSESSOR'S MAP 023.0-0003-0020.0  
25 TEEL STREET,  
ARLINGTON MA 02474

ZONING: R-2, TWO FAMILY RESIDENTIAL

SETBACK REQUIRED:  
FRONT: 20'  
SIDE: 10', 5' FOR ACCESSORY BUILDINGS  
REAR: 20', 5' FOR ACCESSORY BUILDINGS  
HEIGHT: 35', 2.5 STORES MAXIMUM  
MAXIMUM FLOOR AREA RATIO (F.A.R.): N/A

**SITE PLAN GENERAL NOTES:**

THE PROPERTY LINE AND BOUNDARY INFORMATION IS BASED ON INFORMATION PROVIDED BY THE LOT PLAN BY AGH ENGINEERING, REPORT DATED AS OF JULY 21, 2021.



A1.0